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# Park at Rispin Mansion

City Council – May 8, 2025



## Project Overview

- **Original Bid Process:** February 2023
- **Negotiated Contract:** \$949,000 awarded to Betz Works (March 28, 2024)
- **Funding Sources:**
  - \$178,000 from Proposition 68 grant
  - Remaining from City funds
- **Initial Scope Adjustments:** Certain enhancements removed to stay within budget



# Park at Rispin Mansion Update

## Construction Progress



### **Start Date: Spring 2024**

- Grading restrictions

### **Challenges Encountered**

- PG&E utility delays
- Seasonal weather conditions causing work pauses

### **Change Order No. 1: \$50,000**

- Underground utility work
- ADA paving







# Park at Rispin Mansion Update

## Measure Q Funding



### Approved by Countywide Voters November 2024

- Supports wildfire prevention, clean water, parks, trails, beach cleanup, and habitat restoration



SANTA CRUZ COUNTY  
**MEASURE Q**

### Annual Allocation to Capitola \$200,000

- **Available in FY 2025–26 Proposed Budget:**  
~\$50,000

# Park at Rispin Mansion Update

## Proposed Enhancements (Change Order No. 2)



### Enhancements - \$50,000

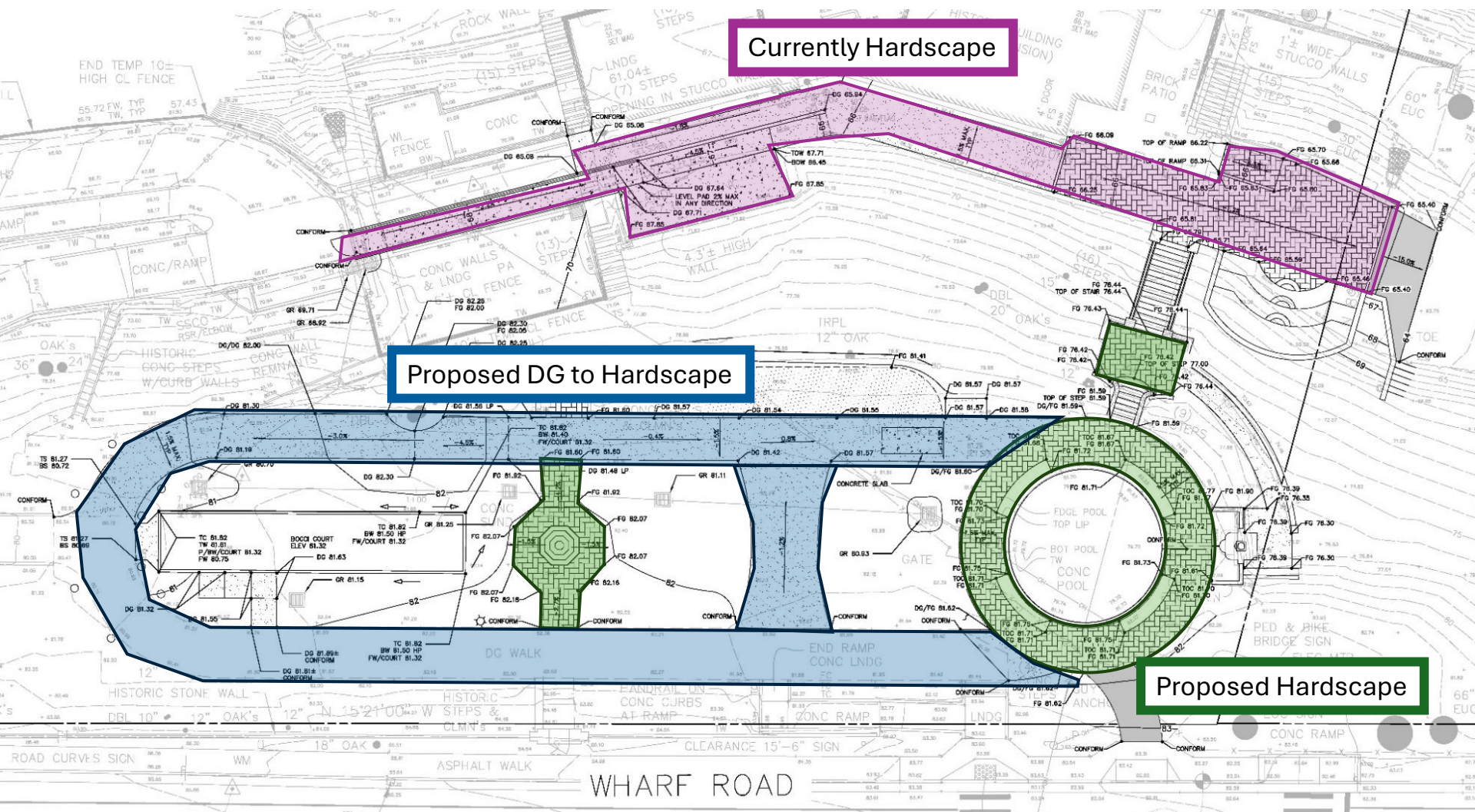
- Stamped concrete at fountain, amphitheater, and sundial plaza
- Sundial installation
- Oval and connector pathways in stamped concrete

### Benefits

- **Visual Appeal:** Mimics pavers
- **Durability:** Low-maintenance, long-lasting materials
- **Cost Savings:** Avoids future mobilization costs
- **Usability:** Improved path access

# Park at Rispin Mansion Update

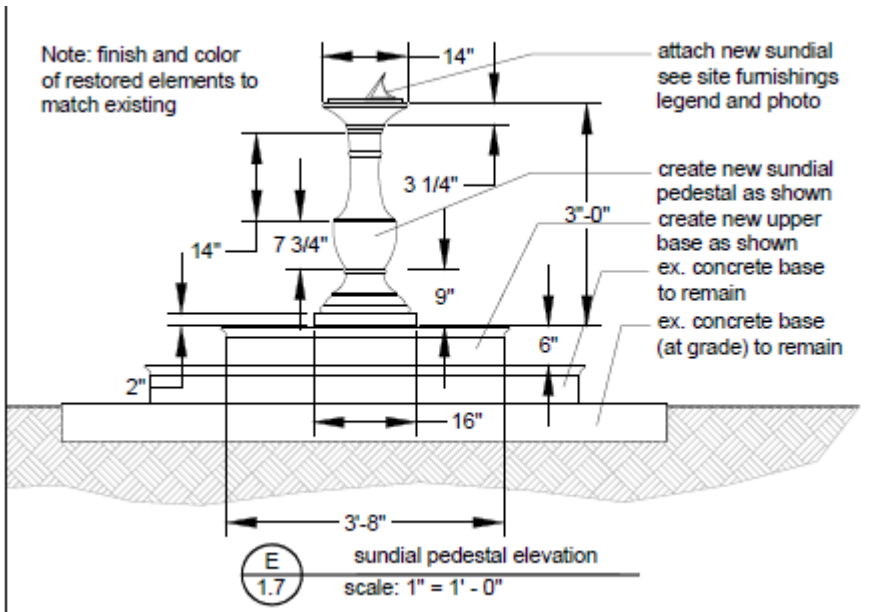
## Proposed Enhancements (Change Order No. 2)





# Park at Rispin Mansion Update

## Proposed Enhancements (Change Order No. 2)





# Park at Rispin Mansion Update

## Additional Elements Outside Current Scope



Element	Estimated Cost
Acanto Fountain Emitter	\$7,000
Bike Post Bollards (5 units)	\$7,000
Ceramic Plant Containers (4 units)	\$7,000
Ceramic Urns (2 units)	\$2,000
Game Table with Benches	\$42,000
Oak Leaf Fountain Emitter	\$3,000
New Arbor with Columns	\$82,000
Bocce Ball Court	\$53,000
Additional Planting	\$20,000
<b>Total</b>	<b>\$223,000</b>

# Park at Rispin Mansion Update

## Fiscal Impact



**Original Contract: \$949,000**

\$178,000 Prop 68 grant

\$771,000 General Fund



**Change Orders Total: \$100,000 (10.5% of contract)**

CO1: \$50,000

CO 2: \$50,000 Measure Q

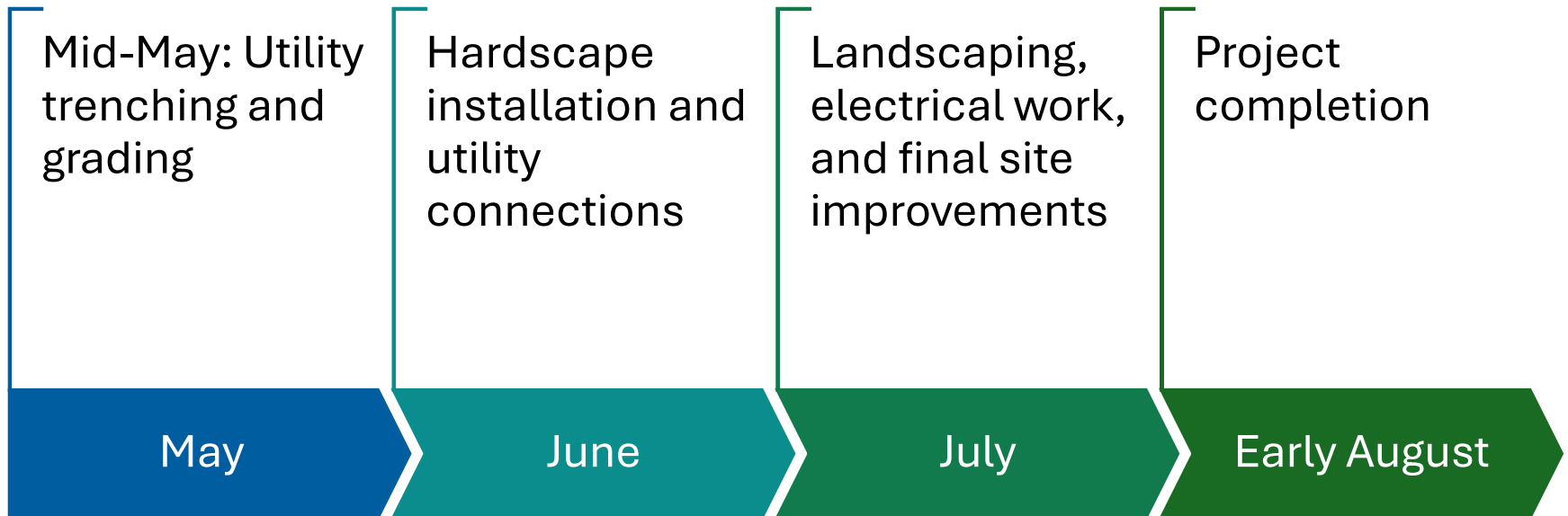


**Total Contract Value: \$1,049,000**



# Park at Rispin Mansion Update

## Remaining Project Timeline



# Recommendation

Authorize staff to approve Change Order No. 2 to construction contract with Betz Works for Park at Rispin Mansion Project in the amount of \$50,000 for additional site work utilizing available Measure Q funds.

